

2002 Consolidated Annual Performance Evaluation Report

City of Terre Haute, Indiana

FY 2001

March 1, 2001 - February 28, 2002

1) a. Assessment of Five-Year Goals and Objectives

The City of Terre Haute has completed the 2nd year of its 5 year Consolidated Plan, and is substantially achieving the 5-year goals outlined in the plan. The City is exceeding its housing development schedule and is on target with the non-housing community development. The areas of high priority such as infrastructure improvements, first time home buyers, rental housing for very-low and low income families, in addition to emergency shelter for individuals and families have been addressed through the activities listed in this report.

b. Affirmatively Furthering Fair Housing

The City of Terre Haute continues to Affirmatively Further Fair Housing by participating with local banks to substantially rehabilitate and construct single family housing units for 501 c (3) not for profits. Some of the tenants for the rental units are from the Terre Haute Housing Authority's Family Self-Sufficiency Program. The tenants are very low and low-income families that are accepting more responsibilities and moving toward independence through educational training support services. The goal is to eliminate their need for public assistance within five years.

The majority of the minority population lives in the inner city areas. The Department of Redevelopment's targeted areas encompass a large portion of the city's minority population. We advertise our housing programs in the Tribune-Star newspaper, as well as send flyers to the inner city churches and service organizations.

The equal housing opportunity logo and /or slogan of statement was placed in all newspapers, housing invitation to bid ads, and press releases to the media regarding the City's housing programs. The City also has a Fair Housing telephone number published in the phone book. We display the Fair Housing poster and slogan in the offices of the Department of Redevelopment and the Housing Authority. We have flyers on Fair Housing discrimination and complaint forms available to the public. The Department of Redevelopment's web site (www.abcs.com/thrcom) includes fair housing information as well as information on filing housing discrimination complaints. Links to other HUD web sites for Fair Housing and EEO monitoring review can also be found on the Department's web site.

1) b. (con't.)

The Department of Redevelopment assisted the City's Human Rights Commission with the preparation of a Fair Housing pamphlet to be distributed throughout the City in April, in order to promote Fair Housing Awareness.

The Department of Redevelopment displays signs with the Department's name, telephone number and equal opportunity logo. The signs are posted in the windows of the buildings that are in the process of rehabilitation and/or construction.

The Terre Haute Housing Authority participates in local seminars with the Apartment Association of Greater Terre Haute, Inc. by informing its members about Fair Housing and making available Fair Housing literature for the members to distribute.

The Department of Redevelopment runs quarterly Equal Housing Opportunity ads in the housing section of the local newspaper, the Terre Haute Tribune-Star. The local Tribune Star also runs a publisher's notice periodically for Equal Housing Opportunity.

Fair Housing posters are displayed and Fair Housing flyers are being distributed at the Terre Haute Ethnic festival each September. The festival is promoted and sponsored by the City of Terre Haute.

Our past and present affirmative marketing efforts to tenants and homeowners that are least likely to apply for housing assistance have been positive. Very low and low income individuals from diverse backgrounds, including race, color, sex, religion, national origin, handicap or familiar status have participated widely in our programs.

The City of Terre Haute has continued to promote community awareness of fair housing practices by proclaiming April as Fair Housing month. The City issues a proclamation reaffirming its commitment to furthering fair housing practices, and promote this through the local media. We have also contracted with a local sign company for the month of April to display two billboards in low-income areas, one on the east side and another on the west side of the city.

The Terre Haute Housing Authority and the Department of Redevelopment monitor and comply with the Federal Fair Housing Laws. We also support and encourage the Fair Housing Standards in all our programs.

The City of Terre Haute annually updates the Analysis for Impediments to Fair Housing, which was initially completed in 1996. As a part of the revision process, a focus group meeting was held in November 2001. The focus group was composed of persons in the community who have an interest and knowledge of housing conditions in Terre Haute

1) b. (con't.)

and desire to improve housing opportunities for all our citizens. The focus group reviewed the City's AI and various sources of housing data, such as the Home Mortgage Disclosure Act reports and housing assistance location reports. These conclusions paralleled the opinions that were expressed in the Community Development Block Grant hearings. A summary of the impediments to fair housing in Terre Haute are as follows:

1. Housing cost is the number one impediment to fair housing in Terre Haute.
2. Substandard property maintenance in the lower income neighborhoods of Terre Haute is an impediment to fair housing.
3. The lack of housing finance knowledge and the lack of experience in housing finance in the minority community restricts housing opportunity and is an impediment to fair housing.
4. The lack of adequate housing for elderly and handicapped persons in the community is an impediment to fair housing.

Some of the steps the City is taking to reduce the impediments are described below:

1. **Housing Cost.** The City is concentrating on developing more low cost housing to make housing more affordable in the community for its lower income citizens. This is being accomplished by subsidizing the cost of housing development through grants, loans, and forgivable loans with CDBG, HOME, and Urban Enterprise Association Zone funds. In addition, the City has been paying the cost of sewer and water line extensions to reduce the costs of lower income housing development. The City is providing sewer tap fee waivers to many developers of low-income housing. Also, housing development sites have been donated by the City for the purpose of reducing the costs of low-income housing development.
2. **Code Enforcement.** The City is providing additional means for citizens to dispose of junk and debris from houses and yards in the community. The City has a weekly pick-up of appliances, furniture, and brush at the time of regular garbage pick-up. Citizens also have the opportunity to dispose of paint, oils, and other liquid waste products at the City's wastewater treatment plant. This will improve the quality of our City by making it easier to keep our neighborhoods clean.
3. **Home Ownership.** The City is conducting a Family Self-Sufficiency Program that offers lower income citizens the opportunity to purchase a home after a period of home ownership training and supportive services (during a time period of rental

1) b. (con't.)

housing occupancy) has been completed. The City also operates a Housing Ownership Program that subsidizes the purchase of new housing in the City. The City is providing housing sites to Habitat for Humanity for the development of new single-family homes to be purchased by low-income families. The City is providing housing counseling services to prospective home purchasers.

The Department of Redevelopment conducts an annual home ownership program to inform first time homebuyers of the process and requirements of purchasing their own homes. This open house also assists with the City's efforts to promote Fair Housing practices.

4. Elderly & Handicapped Housing. The City is assisting in the development of new housing for lower income elderly or handicapped persons. Four non-profit housing developers are currently working to develop housing for elderly or handicapped persons financed in part by CDBG or HOME funds.

A few of the goals the City has adopted for reducing the impediments to fair housing in the community in the next year are:

1. Housing Cost. Two new single-family homes will be constructed to rent to low-income families in Terre Haute. We will construct more low cost housing using forgivable loans in participation with local lending institutions. Water lines and sewer lines will be constructed to serve the housing sites. We will request that the City waive sewer tap-on fees for these units, as they have done in the past. Lots for the construction of the houses will be supplied by the City at no cost as well.
2. Code Enforcement. The City will continue to acquaint the residents of lower income neighborhoods with the services available for disposing junk and debris. The communication of property maintenance code requirements is key to better informing citizens of the community's property maintenance objectives.
3. Home Ownership. The City will subsidize the purchase of 2 homes through its HOME - Home Ownership Program. The City will donate two sites to Habitat for Humanity for the development of single-family homes to be sold to lower income families. The City will work with local lending institutions to educate lower income persons in housing finance.

1) b. (con't.)

4. Elderly & Handicapped Housing. Eight new handicapped accessible apartments will be constructed by a CHDO not-for-profit with HOME funds to rent to lower income families with an elderly or handicapped person in the household.
5. Homeless. The City will renovate part of the 3rd floor of the Light House Mission for five (5) transitional housing units for homeless individuals. A ten-year forgivable mortgage consisting of CDBG funds will be utilized.

c. Affordable Housing

The City of Terre Haute is among the most affordable cities in the State of Indiana in which to purchase a home and live. The City continues to direct CDBG, HOME and other housing programs to help pay for buildings to be brought up to code. This in turn makes decent, safe and sanitary housing affordable. The City has not identified a problem with overcrowding, lost assisted housing inventory as a result of public housing demolition, conversion to homeownership, prepayment, or voluntary termination of a federally assisted mortgage (or any other actions). The City does not contribute to the concentration of racial or ethnic minorities through its housing programs.

The Department of Redevelopment provides a program to make housing sites available for \$1.00 to persons who will place a home on the property within one year of purchase.

d. Continuum of Care

The Vigo County Homeless Coalition supported the construction of single-family houses (8 fully handicapped accessible units) by United Cerebral Palsy of the Wabash Valley. HOME funds were used for construction as a 20-year forgivable mortgage on approximately 50% of the construction costs. The Coalition also supported the renovation of 7 transitional housing units in the 3rd floor of the Light House Mission building for homeless individuals. CDBG funds were used to renovate the space with a 20-year forgivable mortgage. The Coalition is continuing to develop a Continuum of Care Strategy each year for the City of Terre Haute.

e. Other Actions

The Terre Haute Housing Authority and the Department of Redevelopment continued to partner with other community organizations and government entities to address underserved housing needs. Elderly and handicapped accessible housing units were developed with Mother Theodore Inc., and Habitat for Humanity. Terre Haute has been among the most affordable cities in the state and in which to live and purchase a home.

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To eliminate gaps in the housing delivery system, the Department of Redevelopment will continue to work with the local lending institutions to provide matching and/or supportive funds for the HOME and CDBG programs. The Department of Redevelopment is working to assist local banks in meeting their Community Reinvestment Act requirements. The City communicates with housing institutions and service providers throughout the year concerning the needs of social service programs, such as the Terre Haute Housing Authority's Family Self-Sufficiency Program (which aims to prevent low-income individuals and families from being homeless).

The Department of Redevelopment in the past has abated lead based paint in accordance with HUD guidelines and will continue to do so in the future. The Terre Haute Housing Authority has and will continue to inspect and abate lead based paint in all of its residential units and common areas of access to its clients.

f. Leveraging Resources

Jonah, Inc., a non-profit (CHDO) constructed eight (8) single-family rental houses (all 3-bedroom units). HOME funds are being used for a 20-year forgivable mortgage for approximately 55% of the cost of construction, leveraged with a 5-year adjustable rate 20-year mortgage at 6.92% for the balance of the construction costs.

Wabash Valley Habitat for Humanity constructed two (2) low-income single-family houses (both 3-bedroom units) on scattered sites. HOME funds were used for 10-year forgivable mortgages for approximately 40% of the cost of construction, leveraged with Habitat's 20-year mortgages at 0% for the balance of the construction costs.

United Cerebral Palsy of the Wabash Valley, Inc., constructed eight (8) single-family handicap accessible rental units, for low-income families. HOME funds are being used for a 20-year forgivable mortgage for approximately 50% of the cost of construction, leveraged with a 5-year adjustable rate 20-year mortgage at 6.92% for the balance of the construction costs.

Mother Theodore, Incorporated, a non-profit CHDO, constructed 8 single-family rental houses (3-bedroom) on scattered sites for very-low and low-income families. Merchants National Bank made available below market rate (6%) 5-year adjustable loans for approximately 48% of the cost of construction. The HOME funds are to be forgiven over a 10-year period.

1) (cont.)

g. Citizens Comments

This report is reviewed in public meetings of the Terre Haute Redevelopment Commission and made available to the public at the offices of Department of Redevelopment during regular business hours. No public comments were received.

h. Self-Evaluation

The City of Terre Haute's Consolidated Planning process allows the City the opportunity to indicate a clear vision of the future that is to be funded with HUD funds. The City has, for many years, continued to rebuild neighborhood infrastructure and provide more public housing units. The City has also increased its assistance to the homeless, through non-profits, and has worked to create four Comprehensive Housing Development Corporations (CHDOs) and is working on a possible fifth one. The City has been able to commit and expend the funds for all grant programs in a timely manner. All of the proposed activities are being completed on schedule and the major goals are on target, or are being exceeded. The City of Terre Haute does not propose any adjustments to its strategies and activities at this time. The City will continue to pursue the following locally determined objectives: (1) Enhance the quality of life in the City's neighborhoods with construction of curbs, gutters, sidewalks, and street/drainage facilities; (2) Conserve and revitalize housing through the rehabilitation of housing stock; (3) Eliminate blight and unsightly conditions through the demolition and clearance of vacant and dilapidated structures; (4) Construction of new residential units for low-income persons.

2) CDBG Entitlement Funds

- a. The City of Terre Haute utilized its CDBG funds to address the priorities, needs, goals, and specific objectives identified in the City's Consolidated Plan. The majority of the funds were expended for infrastructure improvements in low/mod income neighborhoods, as noted in the plan. Housing rehabilitation and construction, the second highest priority denoted in the plan, were undertaken with CDBG funds for elderly and lower income persons. The other activities identified in the plan, which the City completed, were demolition/clearance and acquisition. Over 99% of the expenditures for these activities benefited low/mod income persons.
- b. The City of Terre Haute did not change any program objectives and plans to continue its current programs as a result of its experiences.

2) (cont.)

- c. The City of Terre Haute carried out the planned actions described in its action plan and pursued all resources as indicated in the plan. The City also provided the requested certifications of consistency for HUD programs, as indicated in the Plan.
- d. The City of Terre Haute used its funds exclusively for the two national objectives, Low/Mod and Slum/ Blight activities. The City far exceeded the national benefit certification of 70% by using 99.3% of the City's CDBG funds for Low/Mod activities.
- e. The City of Terre Haute did not undertake any acquisition, rehabilitation, or demolition activities that involved occupied real property. All of the activities the City undertook, involved vacant or abandoned real property. No displacement occurred as a result of these activities.
- f. The City of Terre Haute did not undertake any economic development activities with CDBG or any other federal grants from HUD in FY 2001.

3) HOME Funds

- a. Jonah, Inc., a non-profit (CHDO) constructed eight (8) single-family rental houses (all 3-bedroom units). HOME funds are being used for a 20-year forgivable mortgage for approximately 55% of the cost of construction, leveraged with a 5-year adjustable rate 20-year mortgage at 6.92% for the balance of the construction costs.

Habitat for Humanity built two (2) 3-bedroom housing units for low-income families on scattered sites. HOME funds were used as mortgage money to purchase the houses with a 10-year forgivable loan for approximately 40% of the cost of construction. Habitat's 0% rate mortgage for 20 years funded the balance of the cost of construction.

Mother Theodore, Incorporated, a non-profit CHDO, constructed 8 single-family rental houses (3-bedroom) on scattered sites for very-low and low-income families. Old National Bank made available below market rate (6%) 5-year adjustable loans for approximately 48% of the cost of construction. The HOME funds are to be forgiven over a 10-year period.

United Cerebral Palsy of the Wabash Valley, Inc., a not for profit organization, constructed eight (8) single-family handicap accessible rental houses (2 and 3 bedroom) on scattered sites for very-low and low-income families. Fifth Third Bank made available below market rate (6%) 5-year adjustable loans for approximately 50% of the cost of construction. HOME funds were used for a 10-year forgivable mortgage.

3) a. (cont.)

HOME assisted rental housing on site inspections were conducted on 21% of the HOME single-family units. The inspections on 2413 N. 17th Street owned by Jonah, Inc.; 2904 N. 15th Street, 1524 Wilson Street and 1432 S. 10th Street owned by the Terre Haute Housing Authority Development Corp. were completed using HUD inspection form 52580-A for Section 8 Tenant Based Assistance. All four of the houses passed the inspections.

Multi-family inspections were conducted on 20% of the Council of Domestic Abuse's 10-unit complex located at 1400 Hulman Street. Apartment #9 a three-bedroom unit and apartment # 6 a two-bedroom unit were inspected and both passed the inspections.

The City of Terre Haute distributed its HOME funds among categories identified as a high priority in its Consolidated Plan. New construction was directed toward providing rental housing for small households with very low and low income. Purchase mortgage money was provided for a homeownership program for low-income families. The City worked with three (3) local CHDO(s) to construct eighteen (18) single-family houses in low/mod income neighborhoods for very low and low-income families.

- b. No match is required for the City of Terre Haute. - 100% Match Reduction
- c. There were no MBEs participating in our HOME programs in 2001.

The City of Terre Haute has achieved limited success in its outreach program for minority-owned and women-owned businesses due to the small number of minority and female contractors located in the Terre Haute and surrounding areas. The City has expanded its outreach efforts for minority and women-owned businesses, through various resources. The City continues to send notices for construction bids to the following sources:

- Advertisements in the local newspaper with a notation that minority and women-owned businesses are encouraged to bid.
- Minority and women-owned businesses that have requested to be put on our mailing list.
- The Division of Minority Enterprise with the Indiana Department of Administration.
- The Minority Business Development Division of the Indiana Small Business Development Corporation.
- The F. W. Dodge, Inc. Offices in Indianapolis and Evansville.
- Construction Market Data located in Indianapolis.
- Tri-State Construction News in Evansville.
- The Department of Redevelopment's web page.

- 3) d. To Comply with the affirmative marketing actions to provide outreach to minority and women owned businesses, we stated in our newspaper “invitation to bid” ads, that minority and women owned businesses were encouraged to apply. The City also sent “invitation to bid” notices to known minority and women owned businesses as well as to three construction news magazines and to the Indiana Small Business Development Corporation. The results of the affirmative marketing toward tenants are stated on the attached sheet (see exhibit A).
- 4) The City of Terre Haute does not receive HOPWA Funding.
- 5) The City of Terre Haute utilized its Emergency Shelter Grant to fund two homeless facilities identified in our Continuum of Care Plan. Catholic Charities of Terre Haute and Council on Domestic Abuse used the funds to assist with services and the operation of their facilities. Each organization matched the required amount of funds from their own budgets. Council on Domestic Abuse received \$45,000 and Catholic Charities received \$40,000.

FINANCIAL SUMMARY ATTACHMENT

2001 PROGRAM INCOME

1.	Rehabilitation Loan Payments.....	\$	14,327.86
2.	Demolition Lien Payments.....	\$	18,252.00
3.	Land/Equipment Sales & Misc.....	\$	<u>11,700.00</u>
	Total	\$	44,279.86

Program Year 2001 – Demolitions L/M

<u>Address</u>	<u>Census Tract</u>	<u>Percentage Low/Mod</u>
1318 1st Avenue	4	58
1504 1 st Avenue	4	58
1410 2 nd Avenue	4	58
601 3 rd Avenue (Clean-up)	5	68
1434 3 rd Avenue	4	58
2033 3 rd Avenue	4	58
1623 4 th Avenue	4	58
2800 4 th Avenue	4	58
2900 4 th Avenue	4	58
2010 5 th Avenue	4	58
1527 4 th Avenue	4	58
2301 7 th Avenue	4	58
1526 College Avenue	7	59
213 Gilbert Avenue	6	68
901 Gilbert Avenue	7	59
300 Kent Avenue (Clean-up)	5	68
308 Kent Avenue	5	68
1300 Liberty Avenue	5	68
1500 Liberty Avenue	5	68
1800 Liberty Avenue	5	68
12 N. 4 th Street	3	73
909 N. 7 th Street	3	73
815 N. 9 th Street	3	73
1219 N. 10 th Street	3	73
1223 N. 10 th Street	3	73
712 N. 12 th Street (Clean-up)	5	73
131 N. 12 th Street	6	68
207-209 N. 13 th Street	6	68
213 N. 13 th Street	6	68
215 N. 13 th Street	6	68
225 N. 13 th Street	6	68
553 N. 13 th Street	5	68
919 N. 13 th Street	4	58

15 th & Spruce Street (Clean-up)	5	68
2501 N. 15 th Street (Clean-up)	11	57
3114 N. 15 th Street	11	57
315 N. 16 th Street	6	68
109 N. 17 th Street	6	68
328 N. 17 th Street	6	68
2414 N. 18 th Street	11	57

Program Year 2001 – Demolitions L/M

<u>Address</u>	<u>Census Tract</u>	<u>Percentage Low/Mod</u>
339 N. 21 st Street	5	68
2301 N. 24 th Street (Clean-up)	12	61
1301 N. 26 th Street (Clean-up)	4	58
1200 S. 6 th Street	8	66
2612 S. 8 th Street	17	51
1465 S. 11 th Street	17	51
1401 S. 12 th Street (Clean-up)	17	51
1411 S. 12 th Street	17	51
1200 S. 13 th Street (Clean-up)	7	59
502 S. 13 th Street	7	59
1556 S. 13 th Street	17	51
1505 S. 14 th Street	17	51
312 S. 15 th Street	6	68
829 S. 15 th Street	7	59
310 S. 16 th Street	6	68
729 S. 16 th Street	7	68
800 S. 15 th Street	7	68
804 S. 15 th Street	7	68
441 S. 17 th Street	7	68
447 S. 17 th Street (Clean-up)	7	68
53 S. 19 th Street	6	68
2100 Arleth Street (Clean-up)	19	61
1453 Chase Street	5	68
2400 Chase Street	5	68
2436 Chase Street	5	68

1333 Chestnut Street	6	68
1340 Chestnut Street	6	68
1510 Chestnut Street	6	68
1706 Chestnut Street	5	68
2142 Dillman Street	19	61
2144 Dillman Street	19	61
1318 Eagle Street	6	68
1336 Eagle Street	6	68
1400 Eagle Street	6	68
2320 Elm Street	5	68
2700 Krumbaar Street (Clean-up)	19	61
1101 Locust Street	5	68
1600 Locust Street	4	58
1612 Locust Street	4	58

Program Year 2001 – Demolitions L/M

<u>Address</u>	<u>Census Tract</u>	<u>Percentage Low/Mod</u>
2204 Locust Street	4	58
2400 Locust Street	4	58
1401 Plum Street (Clean-up)	12	61
1500 Spruce Street	5	68
01 Sycamore Street (Clean-up)	3	73
2201 Tippecanoe Street (Clean-up)	5	68

Program Year 2001 – Demolitions S/B

Address

2828 _ Dean Avenue
3114 N. 15 _ Street
1515 S. 7th Street
1836 N. 9th Street
25 Oakland Avenue
50 Oakland Avenue
433 Willow Street